

September 21, 2004 CPC



**STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION**

04SN0311

Southern Community Bank & Trust

**Midlothian Magisterial District
1231 Alverser Drive**

REQUEST: Amendment to Conditional Use Planned Development (Case 84S141) relative to an approved Master Plan and a required buffer (Conditions 1 and 6, respectively). Specifically, the applicant is requesting deletion of the approved Master Plan as well as of a buffer along Old Buckingham Road.

PROPOSED LAND USE:

Continued office use of the property is proposed.

RECOMMENDATION

Recommend approval for the following reasons:

Since the original zoning, the area has experienced a transition to commercial development. The Zoning Ordinance now addresses appropriate development standards.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

GENERAL INFORMATION

Location:

Southeast quadrant of Alverser Drive and Old Buckingham Road, and known as 1231 Alverser Drive. Tax ID 739-709-3592 (Sheet 6).

Existing Zoning:

O-2 with Conditional Use Planned Development

Size:

0.7 acre

Existing Land Use:

Office

Adjacent Zoning and Land Use:

North, South and West – O-2 with Conditional Use Planned Development; Office and commercial

East - C-2 with Conditional Use Planned Development; Commercial

UTILITIES; ENVIRONMENTAL; PUBLIC FACILITIES

This request will have no impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Alverser/Old Buckingham Plan Amendment, which suggests the property is appropriate for general business use.

Area Development Trends:

The area immediately surrounding the Alverser Drive/Old Buckingham Road intersection is characterized by office and commercial land uses. It is anticipated these types of uses will continue in the area as is suggested by the Plan.

Zoning History:

On August 8, 1973, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved a rezoning to B-2 and R-2 on the request property and adjacent property to the south, east and west (Case 73S041). The R-2 zoning allowed the subject parcel to be developed for single-family residential uses.

On June 27, 1979, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning with Conditional Use Planned Development on the

request property and adjacent property to the south, east and west (Case 79S078). Case 79S078 allowed office uses on the property.

On August 22, 1984, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved an amendment to Case 79S078, permitting a revision to the approved Master Plan and a reduction in the required width of parking spaces (Case 84S141). The subject property was included in this amendment. Conditions of zoning approval recognized an approved Master Plan (Condition 1, Case 84S141) and required a thirty (30) foot buffer along Old Buckingham Road (Condition 6, Case 84S141). The applicant is requesting deletion of these conditions. The approved Master Plan is attached, hereto.

On October 24, 1990, the Board of Supervisors, as recommended by the Planning Commission, denied amendment to Conditional Use Planned Development (Cases 79S078 and 84S141) relative to required number of parking spaces and approved an amendment to allow staff to approve off-site parking. (Case 90SN0252)

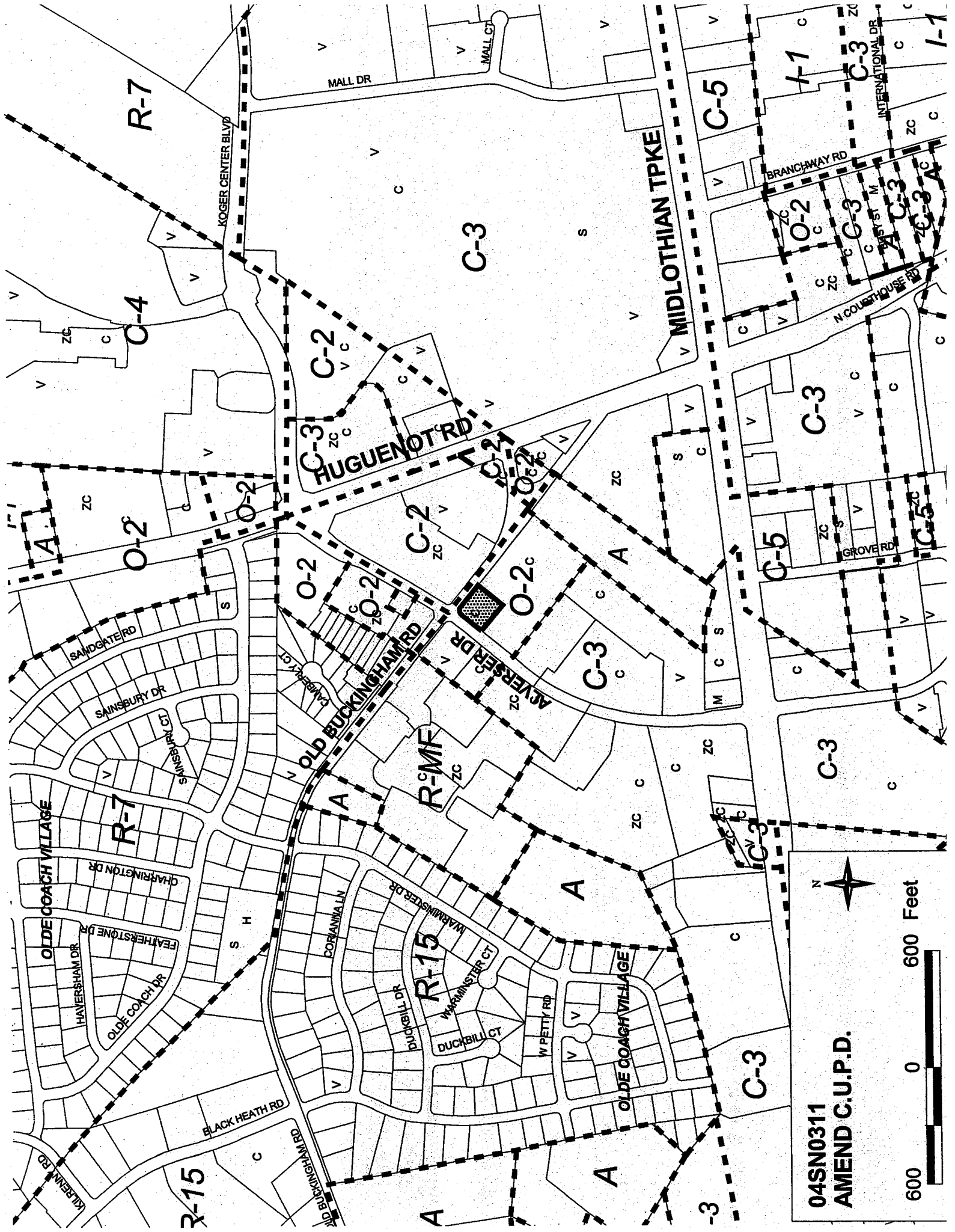
Development Standards:

The property currently lies within a Post Development Area. The Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, utilities and screening of outside storage for properties in this District. The purpose of the Post Development Area Standards is to provide flexible design criteria in areas that have already experienced development and ensure continuity of development. Redevelopment of the property or new construction must comply with these standards.

CONCLUSIONS

Since the approval of the zoning, the area has experienced a tremendous amount of commercial and office growth. At that time, the Ordinance did not include development standards addressing design features such as architecture and landscaping. With this amendment, any new development will be subject to those standards. Given the extent of area development, to include the request property, deletion of the approved Master Plan and the referenced buffer will not be a detriment to the area. The request property has developed in general accordance with the approved Master Plan, and along with adjacent property to the south, east and west, has developed out. A plan to include a drive-thru window on the subject property represents a small deviation from the Master Plan, but no adverse impact on area development. The properties at the intersection of Alverser Drive and Old Buckingham Road are almost totally developed, with some projects not providing a buffer adjacent to the road. Therefore, deletion of the buffer along Old Buckingham Road for the request site would be appropriate.

Given these considerations, approval of this request is recommended.



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AMEND C.U.P.D.



